



**ZONING COMMITTEE**  
**REGULAR COMMITTEE MEETING**  
**~Agenda~**

Atlanta City Hall  
Conference Call Bridge  
Atlanta, GA 30303  
<http://citycouncil.atlantaga.gov/>

**CITY OF ATLANTA**

**Chairperson**  
The Honorable Amir R Farokhi

Corrine A Lindo  
(404) 330-6313  
[calindo@atlantaga.gov](mailto:calindo@atlantaga.gov)

**Monday, February 22, 2021**

**11:00 AM**

**Public Conference Bridge**  
**(877) 579-6743**  
**Code: 8315991256**

- A. CALL TO ORDER**
- B. INTRODUCTION OF MEMBERS**
- C. REMOTE MEETING STATEMENT**
- D. ADOPTION OF AGENDA**
- E. APPROVAL OF MINUTES**
- F. PUBLIC COMMENTS**

*No public comments are allowed on legislative item(s) that have gone before or will go before the Zoning Review Board (ZRB), but the public may leave comments for other issues related to this committee, legislation that was not required to go before the Zoning Review Board (ZRB) or legislation that will not go before the Zoning Review Board (ZRB) by dialing (404) 330-6035 and leaving a message not to exceed three (3) minutes. Public comment will be accepted between the hours of 4:00 p.m. and 7:00 p.m. on the day before the scheduled meeting.*

**G. ORDINANCE(S) FOR FIRST READING**

21-O-0117 (1) Z-21-07 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM SPI-9 SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT) TO SPI-9 SA4 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 3330 PIEDMONT ROAD, NE FRONTING 660.83 FEET ON THE WESTERN SIDE OF PIEDMONT ROAD, NE COMMENCING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF PIEDMONT ROAD NE AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEACHTREE ROAD, NE. DEPTH: VARIES; AREA: 10.886 ACRES, LAND LOT 61 AND 62, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: EQUITY ONE PIEDMONT, LLC; APPLICANT: EQUITY ONE PIEDMONT, LLC; NPU B COUNCIL DISTRICT 7

Application File Date	1/11/21
Zoning Number	Z-21-07
NPU / CD	B-7
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

21-O-0118 (2) Z-21-08 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MRC-1-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) TO MRC-1-C (MIXED RESIDENTIAL COMMERCIAL CONDITIONAL) FOR A CHANGE OF CONDITIONS FOR PROPERTY LOCATED AT 1397 CAMPBELLTON ROAD, SW, FRONTING 141.3 FEET ON THE NORTH SIDE OF CAMPBELLTON ROAD BEGINNING AT THE IRON

PIN FOUND IN THE SOUTH EASTERN CORNER OF THE PROPERTY, THENCE HEADING SOUTHWEST 70.05 FEET ALONG THE SOUTH EAST RIGHT OF WAY LINE OF CAMPBELLTON ROAD, THENCE SOUTHWEST, 52.91 FEET, THENCE NORTHWEST, 18.29 FEET TO THE POINT OF THE BEGINNING. DEPTH: 200 FEET; AREA: .51 ACRES, LAND LOT 137, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: ARIANA HOLDINGS, LLC; APPLICANT: REGINALD CRAYTON, PE; NPU S COUNCIL DISTRICT 4

Application File Date	1/11/21
Zoning Number	Z-21-08
NPU / CD	S-4
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

21-O-0119 (3)

Z-21-15 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING THE 306 PONCE DE LEON AVENUE - ATLANTA EAGLE, LOCATED AT 306 (AKA 306-308) PONCE DE LEON AVENUE, NE, LAND LOT 48 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING/SITE (LBS) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM MRC-2 TO MRC-2/LANDMARK BUILDING/SITE (LBS); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-21-15
NPU / CD	E-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

21-O-0120 (4)

Z-21-16 AN ORDINANCE BY ZONING COMMITTEE DESIGNATING THE 300 PONCE DE LEON AVENUE - KODAK BUILDING, LOCATED AT 300 PONCE DE LEON AVENUE, NE, LAND LOT 48 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING/SITE (LBS) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM MRC-2 TO MRC-2/LANDMARK BUILDING/SITE (LBS); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-21-16
NPU / CD	E-2
Staff Recommendation	
NPU Recommendation	
ZRB Recommendation	

**H. ORDINANCE(S) FOR SECOND READING**

20-O-1683 (5)

Z-20-80 AN ORDINANCE BY COUNCILMEMBER JOYCE M. SHEPERD TO REZONE PROPERTIES ON THE SOUTH SIDE OF ERIN AVENUE, SW BETWEEN ALLENE AVENUE, SW AND HARTFORD AVENUE, SW BEGINNING APPROXIMATELY 160 FEET FROM THE INTERSECTION OF ALLENE AVENUE, SW AND ERIN AVENUE, SW FROM R-4 (SINGLE FAMILY

RESIDENTIAL/BELTLINE OVERLAY) TO R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY); AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-20-80
NPU / CD	X-12
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

20-O-1723 (6)

Z-20-76 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE 1982 ATLANTA ZONING ORDINANCE, AS AMENDED, REGULATING THE DEVELOPMENT OF TRANSPORTATION MANAGEMENT PLANS (TMPS) IN SECTION 16-18A.018 OF THE SPI-1 (DOWNTOWN SPECIAL PUBLIC INTEREST DISTRICT), SECTION 16-18I.024 OF THE SPI-9 (BUCKHEAD VILLAGE SPECIAL PUBLIC INTEREST DISTRICT), SECTION 16-18L.018 OF THE SPI-12 (BUCKHEAD/LENOX STATIONS SPECIAL PUBLIC INTEREST DISTRICT) AND SECTION 16-18P.022(2) OF THE SPI-16 (MIDTOWN SPECIAL PUBLIC INTEREST DISTRICT); SO AS TO UPDATE, MODIFY AND REVISE CERTAIN PROVISIONS OF SAID SECTIONS; AND FOR OTHER PURPOSES.

Application File Date	
Zoning Number	Z-20-76
NPU / CD	M-4/B-7/E-2
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

20-O-1799 (7)

Z-20-78 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM MR-4B (MULTIFAMILY RESIDENTIAL) TO MR-4A (MULTIFAMILY RESIDENTIAL) FOR PROPERTY LOCATED AT 277 CLIFTON STREET, SE AND 295 CLIFTON STREET, SE, FRONTING 681 FEET ON THE WESTERN SIDE OF CLIFTON STREET, SE AND COMMENCING AT A POINT 100.65 FEET LEFT OF AND OPPOSITE STATION 297+41.66 ON THE CONSTRUCTION CENTERLINE OF I-20 OF GEORGIA HIGHWAY PROJECT IR 20-2(119) PL# 711371 AND HAVING STATE PLANE COORDINATES OF N-1,362,932.7, E-2,246,208.5. DEPTH: VARIES; AREA: 4.03 ACRES, LAND LOT 178, 15TH DISTRICT DEKALB COUNTY, GEORGIA. OWNER: THRIVE CLIFTON, LLC; APPLICANT: THRIVE RESIDENTIAL, LLC, C/O LAUREL DAVID THE GALLOWAY GROUP; NPU O COUNCIL DISTRICT 5

Application File Date	11/5/20
Zoning Number	Z-20-78
NPU / CD	O-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

21-O-0033 (8)

Z-20-79 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM HC-20C SA 3 (MARTIN LUTHER KING JR. HISTORIC DISTRICT SUBAREA 3) TO HC-20C SA 4 (MARTIN LUTHER KING JR. HISTORIC DISTRICT SUBAREA 4) FOR PROPERTY LOCATED AT 355 AUBURN AVENUE, NE, 21 HILLIARD STREET, NE, 25 HILLIARD STREET, NE, 33 HILLIARD STREET, NE, 35 HILLIARD STREET, NE, AND 18 WILLIAM HOLMES BORDERS DRIVE, NE FRONTING 237.24 FEET ON THE SOUTH SIDE OF AUBURN AVENUE, NE, COMMENCING AT THE PK NAIL AT THE SOUTHEASTERLY INTERSECTION OF AUBURN AVENUE WITH

HILLIARD STREET. DEPTH: 160 FEET; AREA: 1.72 ACRES, LAND LOT 46, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: WHEAT STREET BAPTIST CHURCH, C/O WHEAT STREET CHARITABLE FOUNDATION; APPLICANT: ERIC BORDERS; NPU M COUNCIL DISTRICT 5

Application File Date	11/9/20
Zoning Number	Z-20-79
NPU / CD	M-5
Staff Recommendation	Approval
NPU Recommendation	Approval
ZRB Recommendation	Approval

20-O-1646 (9)

Z-20-64 A SUBSTITUTE ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-5/BL (TWO FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO RG-3-C/BL (RESIDENTIAL GENERAL SECTOR 3 CONDITIONAL/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 552 BOULEVARD PLACE, NE FRONTING 65.70 FEET ON THE NORTH SIDE OF BOULEVARD PLACE, NE BEGINNING AT A PLACE AT THE NORTH SIDE OF BOULEVARD PLACE 750 FEET EAST FROM THE NORTHEAST CORNER OF BOULEVARD AND BOULEVARD PLACE. DEPTH: 185 FEET; AREA: .284 ACRES, LAND LOT 47, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: BOULEVARD PLACE ASSOCIATES II, LLC; APPLICANT: BOULEVARD PLACE ASSOCIATES II, LLC, C/O LAUREL DAVID, THE GALLOWAY GROUP; NPU M COUNCIL DISTRICT 2

Application File Date	09/02/20
Zoning Number	Z-20-64
NPU / CD	M-2
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

20-O-1647 (10)

Z-20-65 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/HC20G/BL (SINGLE FAMILY RESIDENTIAL/WEST END HISTORIC DISTRICT/BELTLINE OVERLAY) TO PD-H/HC20G/BL (PLANNED DEVELOPMENT HOUSING/WEST END HISTORIC DISTRICT/BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 846 WHITE STREET, SW, 852 WHITE STREET, SW, 860 WHITE STREET, SW AND 872 WHITE STREET, SW FRONTING 125.64 FEET ON THE NORTH SIDE OF WHITE STREET, SW BEGINNING AT A 1" CRIMP TOP PIPE FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITE STREET, SAID POINT LYING WESTERLY 353.0 FEET AS MEASURED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITE STREET FROM ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF LEE STREET. DEPTH: 242 FEET; AREA: 1.36 ACRES, LAND LOT 107, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: C VENTUTRES, LLC; APPLICANT: C VENTURES, LLC; NPU T COUNCIL DISTRICT 4

Application File Date	09/02/20
Zoning Number	Z-20-65
NPU / CD	T-4
Staff Recommendation	Approval conditional
NPU Recommendation	Approval conditional
ZRB Recommendation	Approval conditional

21-O-0037 (11)

U-20-18 AN AMENDED ORDINANCE BY ZONING COMMITTEE FOR A SPECIAL USE PERMIT PURSUANT TO 16-11.005 FOR OUTDOOR DINING AT EATING AND

DRINKING ESTABLISHMENTS WHEN ANY PART OF SUCH USE IS LOCATED WITHIN 1,000 FEET OF PROPERTY THAT IS ZONED AS AN R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B OR R-5 DISTRICT OR THAT IS USED AS A RESIDENTIAL PROPERTY FOR PROPERTY LOCATED AT 3714 ROSWELL ROAD, NE FRONTING 600 FEET ON THE WEST SIDE OF ROSWELL ROAD, NE, COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF POWERS FERRY ROAD WITH THE NORTHWESTERLY RIGHT-OF-WAY OF ROSWELL ROAD. DEPTH: 450 FEET; AREA: .23 ACRES, LAND LOT: 97, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: WARD WILLIAMS, REGENCY RETAIL PARTNERSHIP, LP; APPLICANT: PATRICIA WALLIS; NPU B COUNCIL DISTRICT 8

Application File Date	11/23/20
Zoning Number	U-20-18
NPU / CD	B-8
Staff Recommendation	Approval conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval conditional

- 18-O-1109 (12) U-18-03 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A NIGHTCLUB OR LOUNGE PURSUANT TO 16-18P.005 FOR PROPERTY LOCATED AT 0 TENTH STREET, NE (17 01600008810) FRONTING 424.2 FEET ON THE EAST SIDE OF PEACHTREE STREET, NE AND BEGINNING AT THE INTERSECTION OF PEACHTREE STREET, NE AND TENTH STREET, NE. DEPTH: VARIES; AREA: 3.88 ACRES, LAND LOT 106, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: DOUGLAS G. DEWBERRY, MANAGER OF DEWBERRY 10TH STREET, LLC; APPLICANT: BLOOM, LLC, GA-A GEORGIA CORPORATION; NPU E COUNCIL DISTRICT 2

Application File Date	01/03/2018
Zoning Number	U-18-03
NPU / CD	E-2
Staff Recommendation	File
NPU Recommendation	No recommendation
ZRB Recommendation	File

- 21-O-0106 (13) AN ORDINANCE BY COUNCILMEMBER NATALYN M. ARCHIBONG TO WAIVE SEC. 15-07.006 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA FOR THE PURPOSE OF FACILITATING AN ACKNOWLEDGMENT OF 214 WARREN STREET, NE AS TWO SEPARATE LOTS SUBSTANTIALLY CONSISTENT WITH THE HISTORIC CONFIGURATION AND PREVAILING PLAT PATTERNS; AND FOR OTHER PURPOSES.

**I. RESOLUTION(S)**

- 21-R-3202 (14) A RESOLUTION BY ZONING COMMITTEE TO EXTEND INTERIM CONTROLS ON THE PENDING DESIGNATION OF THE “300 PONCE DE LEON – KODAK BUILDING LANDMARK BUILDING/SITE (LBS)”; AND FOR OTHER PURPOSES.

- 21-R-3203 (15) A RESOLUTION BY ZONING COMMITTEE TO EXTEND INTERIM CONTROLS ON THE PENDING DESIGNATION OF THE “306 PONCE DE LEON – ATLANTA EAGLE LANDMARK BUILDING/SITE (LBS)”; AND FOR OTHER PURPOSES.

**J. PAPER(S) HELD IN COMMITTEE**

- 20-O-1640 (16) Z-20-55 AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM R-4A/BL (SINGLE FAMILY RESIDENTIAL/BELTLINE OVERLAY) TO RG-4/BL

(RESIDENTIAL GENERAL SECTOR 4 /BELTLINE OVERLAY) FOR PROPERTY LOCATED AT 1190 MCDONALD DRIVE, SE, 1194 MCDONALD DRIVE, SE AND 1200 MCDONALD DRIVE, SE FRONTING 148.96 FEET ON THE SOUTHEAST SIDE OF MCDONALD DRIVE, SE BEGINNING AT A ½” REBAR ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCDONALD DRIVE, SAID REBAR BEING 100.00 FEET NORTHEASTERLY FROM THE INTERSECTION OF MILTON AVENUE. DEPTH: 136.20 FEET; AREA: 0.456 ACRES, LAND LOT 56, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: JACOB MILLS; APPLICANT: RANDY PIMSLER; NPU Y COUNCIL DISTRICT 1

Application File Date	8/14/20
Zoning Number	Z-20-55
NPU / CD	Y-1
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

► (Held 1/4/21 in the Committee of the Whole for further review)

**K. WALK-IN LEGISLATION**

**L. REQUESTED ITEM(S)**

**M. ADJOURNMENT**